

Email from [redacted] to [redacted] CC'd [redacted]

3<sup>rd</sup> August 2015

[redacted]  
We received 5 offers at closing on Friday. These have been delivered to your office this morning.

The bids can be summarised as follows:

1. [redacted]

This is [redacted]

This is not an offer as such, but only a note of interest in parts of Site 4 to extend Lomond Shores to include a 6 lane bowling alley, a 9 hole indoor golf course, dodgems, carousel and an American diner/ice cream parlour. In addition they are interested in another part of site 4 for 4 wigwams and a kiosk.

They have included accounts but it [redacted]  
[redacted]

2. [redacted]

Interest in Site 5 to develop 25 glamping pods (100 people) and establish a Segway tour ticket office/centre.

They have included company profile, accounts, statement on quality/sustainability/environment. Plans have also been included with visuals of the finished product.

Planning application would be lodged by December 2015 and they would expect to be operational by December 2016.

[redacted]  
[redacted]

3. [redacted]

Formal offer from Shepherd and Wedderburn for Site 5. This is the most detailed submission and can be summarised as follows:

Development: 177 pitches comprising:  
16 tents  
101 touring  
60 glamping pods (phased over 3 years)  
Storage/Workshop

Full plans and drawings have been included.

Price: [redacted]

Conditions:

- a) [redacted]  
[redacted]  
[redacted]  
[redacted]  
[redacted]

Restrictions: [redacted]  
[redacted]  
[redacted]

They have included full details on company, experience and their proposed development team. Statements regarding quality, design and on-going monitoring are also included.

[redacted]

Full financial appraisals and cash flows have also been included. Pertinent details are as follows:

[redacted]  
[redacted]  
[redacted]  
[redacted]  
[redacted]

Their timescales indicate that they wish to be operational by Easter 2017.

They have also covered detail on how the site would be operated, marketed and managed. [redacted]  
[redacted]  
[redacted]

[redacted]  
[redacted]

**4.** [redacted]

Proposal from Anderson Bell and Christie (Architects) for whole site. [redacted]  
[redacted]

This covers all required information regarding company profile, experience, development team, funding, community benefits and marketing.

[redacted]  
[redacted]  
[redacted]

Their scheme proposes 5 areas of development with a monorail system, cycle routes, pathways and miniature railway to transport visitors round the site. The development is centred around 3 main hubs (one of which will be ticketed):

Hub1 – New Station Square – arrival from public transport/pedestrian  
Hub2 – Woodland Gate – arrival with cars  
Hub3 – Observation – activity destination and key link to LLS

There is a detailed strategy and description in the proposal but in summary the areas will include the following:

Area1 – 20 bed budget hotel/hostel; workshops; cycle hire; performance space; and river view restaurant.

Area2 – Lodges and budget pod; house boats; café/restaurant; playground; and picnic areas.

Area3 – Lodges; houseboats; café/kiosk; restaurant; bbq; picnic area; viewing area; and crannog (events).

Area4 – 60 bed hotel; restaurant; bar; and ‘lazy river’ ride.

Area5a – Eco lodges; glamping; leisure pool; 100metre observation tower; and outside events area.

Area5b – Car park; reception/ticket centre for adventure activities ‘S&S Tower’, ‘Children’s Planet’ and ‘Junior Tower’; monorail and steam train station; and cable car.

[Redacted text block]

[Redacted text block]

[Redacted text block]

**5.** [Redacted text]

Proposal by [Redacted text] for whole site. [Redacted text]

[Redacted text block]

Full details of company, experience, team, community benefits, design and marketing are included.

The development will centre around an indoor surf lake (The Wave) which will comprise 2 pools. This will be unique to Scotland. In addition the development will have a ‘Spirit of Scotland’ attraction to showcase Scottish agriculture and fisheries (E [Redacted text]).

In summary it includes:

- Indoor Surf Lake (2 pools)
- 4/5 star hotel (100 to 150 beds)
- Lodges and cabins
- Spirit of Scotland (agriculture and fisheries)
- 4 restaurants on the bay
- Leisure related retail (6 shops @2,000 sq ft)
- Scottish farm shop (4,000 sq ft)
- Gondola Crossing to Balloch Country Park
- Boardwalk
- Cinema (3 x 100 seaters) plus restaurant
- 2 storey car park with 1400 spaces
- Houses/apartments/penthouses – includes 7 lodges with moorings and 70 flats

[Redacted]

[Redacted]

[Redacted]

Regards

[Redacted]

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